NOTE:
BASIS OF BEARING:
GRID NORTH OBTAINED FROM GPS OBSERVATION, LOUISIANA STATE PLANE COORDINATE SYSTEM, NAD 83 (2011), LA SOUTH ZONE (1702)

CLASS "C" SURVEY

NOTE:
No. OF LOTS – 185 (2 COMMERCIAL & 183 RESIDENTIAL)
TOTAL AREA – 64.854 ACRES
R/W AREA – 10.554 ACRES
TOTAL RESIDENTIAL LOT ACREAGE – 36.486 ACRES
TOTAL COMMERCIAL LOT ACREAGE – 4.902 ACRES
TOTAL COMMON AREA ACREAGE– 12.912 ACRES
AVERAGE LOT SIZE – 0.199 ACRES
MINIMUM FRONTAGE – 27.75' (LOT 145)
MINIMUM LOT SIZE – 0.146 ACRES (LOT 35)

SETBACKS:
FRONT–20'
REAR–10'
SIDES–5'

NOTE:
SEWERAGE – CITY OF YOUNGSVILLE
WATER – CITY OF YOUNGSVILLE
TELEPHONE – AT&T
ELECTRIC – ENTERGY
STREETS & DRAINAGE – ASPHALT CURB & GUTTER

LEGEND
R/W LINE
EASEMENT LINE
FENCE LINE
OLD LOT LINE
WATERLINE
ORIGINAL DITCH
(100) MUNICIPAL NUMBER
LIGHT POLE
POWER POLE
WATER VALVE
TELEPHONE PEDESTAL
FIRE HYDRANT
FND FOUND
I.R. IRON REBAR
I.P. IRON PIPE
N.T.S. NOT TO SCALE

5' 5' 5' 15' UTILITY EASEMENT
INSET SHOWING UTILITY NICHE

POINT OF COMMENCEMENT
POINT OF BEGINNING
PROPERTY SHOWN
Scale: 1"=100'

VICINITY MAP
0 2000 4000
GRAPHIC SCALE 1"=2000'

NOTE:
½" IRON RODS WILL BE SET AT ALL CORNERS. ALL LOTS THAT ADJOIN A DRAINAGE DITCH WILL HAVE ½" IRON ROD SET AT THE INTERSECTION OF THE PROPERTY LINE AND DRAINAGE EASEMENT.

NOTE:
PERIMETER FENCES REQUIRED ALONG ALL PUBLIC STREETS

NOTE:
SIDEWALKS REQUIRED ALONG ALL PUBLIC STREETS

FLOOD NOTE:
THIS PROPERTY HAS BEEN DETERMINED TO BE LOCATED IN THE FOLLOWING ZONE AS INDICATED BY THE FLOOD INSURANCE RATE MAP FOR THE PARISH OF LAFAYETTE, LOUISIANA.
MAP NUMBER 22055C0275 J
EFFECTIVE DATE DECEMBER 21, 2018:

ZONE X – AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOOD PLAIN

REFERENCE PLATS:
1."ROMERO ADDITION"
PREPARED BY: C. K. LANGLINAIS
PLATE DATED:JANUARY 27, 1953
(ACT#1953–285654)

2."A MAP OF SURVEY SHOWING PROPERTY OF MARIE LANDRY VERRET ET AL"
PREPARED BY: FRED L. COLOMB
PLATE DATED: JUNE 9, 1965
(ACT#1965–479759)

3."A MAP SHOWING DIVISION OF PROPERTY OF EUPHIME VERRET MELANCON, ET AL"
PREPARED BY: EUGENE M. SELLERS
PLATE DATED: AUGUST 2, 1977
(ACT#1977–021016)

4."PLAT OF SURVEY SHOWING PROPERTY AND IMPROVEMENTS TO BE ACQUIRED BY LENA MARIE HANKS, BEING LOT 23, BLOCK A, ROMERO ADDITION"
PREPARED BY: EDMOND E. DUPRE, JR.
PLATE DATED: NOVEMBER 23, 1983
(ACT#1983–044069)

5."A MAP OF SURVEY SHOWING PARTITION OF THE PROPERTY OF DONALD P. SHAW"
PREPARED BY: MICHAEL J. BREAUX
PLAT DATED :MARCH 22, 1991
(ACT#1994–014576)

6."FINAL PLAT OF LOT 1 GRIFFIN ROAD SUBDIVISION "A RESIDENTIAL DEVELOPMENT""
PREPARED BY: PAUL L. MIERS
PLAT DATED: AUGUST 29, 2000
(ACT#2000–034785)

7."VILLAGE AT COPPERWOOD"
PREPARED BY: WALTER S. COMEAUX, III
PLAT DATED: AUGUST 23, 2005
(ACT#2005–041700)

8."PLAT OF SURVEY SHOWING RIGHT OF WAY TO BE ACQUIRED BY THE CITY OF YOUNGSVILLE FROM LOUELLA FLORENCE VERRET"
PREPARED BY: DOUGLAS A. DOMINGUE
PLAT DATED: MARCH 30, 2010
(ACT# 2010–020166)

9."PLAT OF SURVEY SHOWING RIGHT OF WAY TO BE ACQUIRED BY THE CITY OF YOUNGSVILLE FROM DONALD JOSEPH DUHON JR., ET UX"
PREPARED BY: DOUGLAS A. DOMINGUE
PLAT DATED: MARCH 30, 2010
(ACT# 2010–020167)

10."SURVEY OF A PORTION OF PROPERTY BELONGING TO LOUELLA FLORENCE CASTILLE VERRET"
PREPARED BY: CRAIG S. DUET
PLAT DATED: OCTOBER 28, 2009
(ACT#2010–037572)

11."FINAL PLAT OF YOUNG INDUSTRIES INDUSTRIAL PARK PHASE III "A COMMERCIAL DEVELOPMENT""
PREPARED BY: PAUL L. MIERS
PLAT DATED: OCTOBER 11, 2010
(ACT# 2010–040995)

12."FINAL PLAT OF YOUNG INDUSTRIAL PARK PHASE 4 "A COMMERCIAL DEVELOPMENT""
PREPARED BY: TRAVIS P. LAURENT
PLAT DATED: SEPTEMBER 5, 2012
(ACT# 2012–035295)

13."PLAT SHOWING DIVISIONS OF PROPERTY BELONGING TO LOUELLA FLORENCE CASTILLE VERRET"
PREPARED BY:CHARLES D. MOORE
PLAT DATED: AUGUST 14, 2012
(ACT# 2012–045961)

14."A MAP OF SURVEY SHOWING PROPERTY AND IMPROVEMENTS TO BE ACQUIRED BY TAMMIE LOUISE BARRAS BEING PLOT 5–A (0.049 ACRE) FROM ORIGINAL PLOT 5, ESTATE OF LOUELLA FLORENCE CASTILLE VERRET"
PREPARED BY: A.E. MONTAGNET
PLAT DATED: MAY 9, 2013
(ACT# 2013–028889)

15."PLAT SHOWING PROPERTY TO BE ACQUIRED BY MAGNOLIA BEND DEVELOPMENT, LLC., BEING PLOT 1"
PREPARED BY: WALTER S. COMEAUX, III
PLAT DATED: JULY 24, 2018
(ACT# 2018–026342)

16."PLAT OF "VERRET HWY 92 COMMERCIAL," A PROPERTY DIVISION BELONGING TO PHILLIP MARTIN VERRET, ET AL."
PREPARED BY: CHARLES D. MOORE
PLAT DATED: JULY 26, 2018
REVISED DATE: DECEMBER 8, 2018
(ACT# 2019–002471)

REFERENCES:
17.CASH SALE (DEED) – (ACT#1970–549400)
18.ELECTRICAL SERVITUDE – (ACT#2005–011659)
19.CASH SALE – (ACT#2021–007269)
20.CASH SALE – (ACT#2023–028005)

LEGAL DESCRIPTION

That certain tract of land in Lafayette Parish, Louisiana, Being 64.854 acres located in Section 8, Township 11–South, Range 5–East and is more fully described as follows:

Commencing at the Point of beginning;

thence North 89°32'23" West, a distance of 896.79 feet;
thence North 00°31'22" East, a distance of 254.59 feet;
thence North 89°32'23" West, a distance of 220.00 feet;
thence North 00°12'48" East, a distance of 106.81 feet;
thence North 89°43'31" West, a distance of 25.19 feet;
thence North 00°33'20" East, a distance of 40.45 feet;
thence North 00°37'37" West, a distance of 166.80 feet;
thence North 07°00'33" West, a distance of 321.97 feet;
thence North 00°16'27" West, a distance of 531.22 feet;
thence North 00°59'52" East, a distance of 27.12 feet;
thence North 00°03'44" West, a distance of 1193.20 feet;
thence North 89°58'50" East, a distance of 1135.10 feet;
thence South 00°06'11" West, a distance of 449.00 feet;
thence South 00°03'22" West, a distance of 449.00 feet;
thence South 00°00'34" West, a distance of 449.00 feet;
thence South 00°23'14" East, a distance of 449.00 feet;
thence South 00°15'32" East, a distance of 448.39 feet;
thence South 00°27'12" West, a distance of 311.00 feet;

to the point of beginning.

ADJOINING PROPERTY OWNERS

TAYLOR CLYDE JAMES
PO BOX 100
BROUSSARD, LA 70518

RAYMOND & KATIN MARY SANBORN
258 GRIFFIN ROAD
YOUNGSVILLE, LA 70592

DOMINGUEZ ROSANA STAUFERT
299 GRIFFIN ROAD
YOUNGSVILLE, LA 70592

CLENCE PROPERTIES, LLC
709 YOUNG STREET
YOUNGSVILLE, LA 70592

SIMON DONALD JAMES
709 YOUNG STREET
YOUNGSVILLE, LA 70592

ROMERO CASEY
624 YOUNG STREET
YOUNGSVILLE, LA 70592

ATCHAFFALAYA PROPERTY MGMT.
1054 THE LAKE DRIVE
BROUSSARD, LA 70518

ENTERGY GULF STATES LA, LLC
PO BOX 61000
NEW ORLEANS, LA 70161

MARY BETH CAMPBELL BRETT &
NICHOLAS HAYDEN
800 ALMONT PL
MIDLAND, TX 79705

GIL PETE PROPERTIES, LLC
203 CHASTANT BLVD
LAFAYETTE, LA 70508

2P INVESTMENTS, LLC
218 VINCENT ROAD
LAFAYETTE, LA 70508

BROOK NICOLE AND COLBY CHAMPAGNE
201 CANE CREEK DRIVE
BROUSSARD, LA 70518

PIERRET PROPERTIES, LLC
PO BOX 1006
YOUNGSVILLE, LA 70592

MATURIN MARY BOURQUE
PO BOX 204
YOUNGSVILLE, LA 70592

DUPUIS WAYNE A
PO BOX 46
YOUNGSVILLE, LA 70592

AJ BERNARD JR/BERNARD FIVE, LLC
125 COUNTRYVIEW DRIVE
YOUNGSVILLE, LA 70592

TROY DOROTHY ROBINSON
210 ROMERO STREET
YOUNGSVILLE, LA 70592

PORIER CURLEY
PO BOX 374
YOUNGSVILLE, LA 70592

CHERVEN SHARON & MANNING TERRY
204 ROMERO STREET
YOUNGSVILLE, LA 70592

YANGSIAYASANE VANDY
PO BOX 2355
LAFAYETTE, LA 70502

AYES7 PROPERTIES, LLC
219 JOGG ROAD
YOUNGSVILLE, LA 70592

JED, LLC
219 JOGG ROAD
YOUNGSVILLE, LA 70592

REGAN MYRIA CLAIRE NUGENT
100 BIZKIT DRIVE
YOUNGSVILLE, LA 70592

KEEVER BARRY J
126 MEAGANS WAY DRIVE
YOUNGSVILLE, LA 70592

BLAKELY MARTHA SHARON
124 MEAGANS WAY DRIVE
YOUNGSVILLE, LA 70592

BAYLESS L & ELAINE MORTON
122 MEAGANS WAY DRIVE
YOUNGSVILLE, LA 70592

JEANSONNE RYAN PAUL
120 MEAGANS WAY DRIVE
YOUNGSVILLE, LA 70592

LANNY & MORGAN SOUDELIER
118 MEAGANS WAY DRIVE
YOUNGSVILLE, LA 70592

CRAIG JOSEPH & CYNTHIA S SPADONI
718 COPPER MEADOW BLVD
YOUNGSVILLE, LA 70592

CARROLL & DOROTHY ANN BROUSSARD
119 MEAGANS WAY DRIVE
YOUNGSVILLE, LA 70592

PORET NICHOLAS ALLEN
117 MEAGANS WAY DRIVE
YOUNGSVILLE, LA 70592

LEONARD & TRUDY HEBERT
115 MEAGANS WAY DRIVE
YOUNGSVILLE, LA 70592

HEUMANN DAVID ANTHONY
714 COPPER MEADOWS BLVD
YOUNGSVILLE, LA 70592

RICK & TIFFANY DUROCHER
716 COPPER MEADOW BLVD
YOUNGSVILLE, LA 70592

CHRISTINA & MATTHEW ANDRESS
721 COPPER MEADOW BLVD
YOUNGSVILLE, LA 70592

MILLER BRANDI
723 COPPER MEADOW BLVD
YOUNGSVILLE, LA 70592

LAMBERT CHAD JOSEPH
725 COPPER MEADOW BLVD
YOUNGSVILLE, LA 70592

MALESPIN ROBERTO JOSE
727 COPPER MEADOW BLVD
YOUNGSVILLE, LA 70592

BABONEAUX LELA BETH
729 COPPER MEADOW BLVD
YOUNGSVILLE, LA 70592

CHASTITY & JOHN ARCENEAUX
801 COPPER MEADOW BLVD
YOUNGSVILLE, LA 70592

CURVE TABLE				
CURVE #	ARC	RADIUS	CHORD BEARING	CHORD DISTANCE
C1	39.26	25.00	N45° 28' 02"E	35.35
C2	39.28	25.00	N44° 31' 56"W	35.36
C3	39.47	25.00	N44° 45' 20"W	35.50
C4	21.03	25.00	S65° 55' 09"W	20.41
C5	18.00	50.00	S52° 08' 16"W	17.90
C6	49.82	50.00	N89° 00' 15"W	47.78
C7	40.87	50.00	N37° 02' 35"W	39.74
C8	53.77	50.00	N17° 10' 48"E	51.21
C9	13.49	25.00	N32° 31' 58"E	13.32
C10	7.54	25.00	N8° 26' 17"E	7.51
C11	39.36	25.00	N45° 18' 29"W	35.42
C12	31.29	18.50	N41° 07' 46"E	27.69
C13	25.48	38.50	N26° 17' 16"W	25.02
C14	96.79	61.50	N0° 09' 44"W	87.10
C15	25.44	38.50	N25° 59' 32"E	24.98
C16	4.79	38.50	N3° 29' 52"E	4.79
C17	21.01	25.00	N24° 08' 16"W	20.39
C18	0.20	50.00	N48° 05' 37"W	0.20
C19	86.38	50.00	N1° 30' 58"E	76.03
C20	66.12	50.00	N88° 53' 31"E	61.40
C21	9.99	50.00	S47° 30' 04"E	9.97
C22	21.03	25.00	S65° 52' 16"E	20.41
C23	39.31	25.00	N44° 59' 09"E	35.39
C24	39.23	25.00	N45° 01' 17"W	35.33
C25	39.31	25.00	N44° 58' 43"E	35.38
C26	39.23	25.00	N45° 00' 51"W	35.33
C27	21.03	25.00	S65° 56' 21"W	20.41

CURVE TABLE				
CURVE #	ARC	RADIUS	CHORD BEARING	CHORD DISTANCE
C28	16.73	50.00	S51° 25' 50"W	16.65
C29	67.64	50.00	N80° 13' 49"W	62.60
C30	55.48	50.00	N9° 41' 31"W	52.67
C31	22.73	50.00	N35° 06' 53"E	22.53
C32	21.03	25.00	N24° 02' 28"E	20.41
C33	4.79	38.50	N3° 36' 59"W	4.78
C34	50.86	38.50	N45° 01' 37"W	47.24
C35	4.79	38.50	N86° 26' 15"W	4.78
C36	4.79	38.50	N86° 26' 15"E	4.78
C37	50.94	38.50	N44° 58' 19"E	47.30
C38	4.79	38.50	N3° 30' 23"E	4.78
C39	21.03	25.00	N24° 09' 03"W	20.41
C40	46.33	50.00	N21° 42' 04"W	44.69
C41	58.14	50.00	N38° 09' 26"E	54.92
C42	58.18	50.00	S75° 11' 47"E	54.95
C43	11.50	25.00	S55° 02' 16"E	11.40
C44	9.53	25.00	S79° 07' 58"E	9.47
C45	39.04	25.00	N45° 12' 38"E	35.19
C46	25.24	75.00	S80° 18' 20"W	25.12
C47	77.44	75.00	S41° 05' 08"W	74.04
C48	14.44	75.00	S5° 59' 26"W	14.42
C49	39.07	25.00	S45° 14' 40"W	35.21
C50	39.18	25.00	N45° 05' 39"W	35.29
C51	4.79	38.50	N3° 21' 36"E	4.78
C52	51.04	38.50	N44° 53' 55"E	47.38
C53	4.79	38.50	N86° 26' 15"E	4.78
C54	39.25	25.00	S45° 01' 41"E	35.34

CURVE TABLE				
CURVE #	ARC	RADIUS	CHORD BEARING	CHORD DISTANCE
C55	17.20	25.00	S19° 38' 57"W	16.86
C56	3.83	25.00	S43° 44' 38"W	3.83
C57	74.18	50.00	S5° 37' 55"W	67.56
C58	29.20	50.00	S53° 35' 54"E	28.78
C59	35.78	50.00	N89° 10' 15"E	35.02
C60	27.75	50.00	N52° 46' 09"E	27.39
C61	74.28	50.00	N5° 41' 16"W	67.63
C62	3.75	25.00	N43° 56' 42"W	3.75
C63	17.27	25.00	N19° 51' 01"W	16.93
C64	39.29	25.00	N44° 58' 19"E	35.37
C65	4.79	38.50	S86° 26' 15"E	4.78
C66	50.86	38.50	S45° 01' 41"E	47.24
C67	4.79	38.50	S3° 37' 07"E	4.78
C68	39.27	25.00	S44° 56' 42"W	35.36
C69	4.79	38.50	S3° 30' 31"W	4.78
C70	50.94	38.50	S44° 58' 23"W	47.30
C71	4.79	38.50	S86° 26' 15"W	4.78
C72	4.79	38.50	N86° 26' 15"W	4.78
C73	50.86	38.50	N45° 01' 58"W	47.24
C74	4.79	38.50	N3° 37' 40"W	4.78
C75	39.31	25.00	N44° 59' 04"E	35.39
C76	39.23	25.00	S45° 00' 36"E	35.33
C77	39.31	25.00	S44° 59' 24"W	35.38
C78	39.23	25.00	N45° 00' 56"W	35.32
C79	39.31	25.00	N44° 59' 04"E	35.39
C80	39.23	25.00	S45° 00' 36"E	35.33

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S0° 33' 20"W	24.15
L2	S0° 33' 20"W	16.30
L3	S0° 37' 37"E	3.10
L4	S0° 16' 27"E	15.00
L5	S0° 59' 52"W	27.12
L6	N0° 06' 11"E	26.85
L7	N0° 00' 34"E	4.15
L8	N0° 00' 34"E	4.85
L9	S0° 23' 14"E	33.84
L10	N7° 19' 39"W	6.04
L11	N7° 03' 39"E	44.14
L12	N7° 03' 39"E	13.72
L13	N7° 10' 44"W	28.59
L14	N7° 10' 44"W	29.36
L15	N82° 52' 30"W	57.91
L16	N90° 00' 00"W	15.37
L17	N90° 00' 00"E	15.36
L18	N82° 52' 30"E	57.84
L19	N7° 04' 09"E	39.36
L20	N7° 04' 09"E	18.45
L21	N6° 55' 21"E	23.42
L22	N6° 55' 21"E	34.24
L23	N82° 52' 30"E	57.64
L24	N90° 00' 00"E	16.99
L25	N90° 00' 00"E	16.88

LINE TABLE		
LINE #	BEARING	DISTANCE
L26	S82° 52' 30"E	57.92
L27	S7° 10' 52"E	39.44
L28	S7° 10' 52"E	18.51
L29	S0° 03' 22"E	20.00
L30	N89° 56' 46"E	38.41
L31	N89° 56' 46"E	10.00
L32	N68° 20' 49"E	15.03
L33	N72° 10' 31"E	73.50
L34	N78° 26' 34"E	71.43
L35	N84° 34' 19"E	70.31
L36	S89° 21' 38"E	70.01
L37	S83° 17' 06"E	70.49
L38	S77° 07' 50"E	71.82
L39	S73° 01' 02"E	23.31
L40	S0° 06' 40"W	31.10
L41	S7° 04' 16"W	57.82
L42	S82° 52' 30"W	41.37
L43	S82° 52' 30"W	16.48
L44	N90° 00' 00"W	18.81
L45	N82° 52' 30"W	58.00
L46	N7° 11' 25"W	39.66
L47	N7° 11' 25"W	18.29
L48	N21° 53' 44"E	42.86
L49	N0° 03' 55"W	80.24
L50	N0° 03' 55"W	125.54

OWNER/DEVELOPER
SOUTHERN TRAILS DEVELOPMENT, LLC
4950 JOHNSTON STREET
LAFAYETTE, LOUISIANA 70508
PH. 337–258–1201

ENGINEER/SURVEYOR
COMEAUX ENGINEERING & CONSULTING
A PROFESSIONAL CORPORATION
WALTER S. COMEAUX, III, P.E., P.L.S.
P.E. NO. 23357, P.L.S. NO. 4742
P.O. BOX 452
BROUSSARD, LOUISIANA 70518
PH. 337–837–2210
FAX 337–837–2217

NO ATTEMPT HAS BEEN MADE BY THE SURVEYOR OR COMEAUX ENGINEERING & CONSULTING TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS, RIGHTS OF WAY OR OTHER BURDENS ON THE PROPERTY OTHER THAN THAT FURNISHED BY THE OWNER OR HIS/HER REPRESENTATIVE.

I CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL GROUND SURVEY, IN ACCORDANCE WITH THE APPLICABLE MINIMUM STANDARDS OF BOUNDARY SURVEYING, AND THAT NO ENCROACHMENTS EXIST EITHER WAY ACROSS ANY OF THE PROPERTY LINES, UNLESS OTHERWISE SHOWN.

WALTER S. COMEAUX, IV, P.L.S., REG. NO. 5341

STATE OF LOUISIANA
WALTER ST.JULIEN COMEAUX,IV
Reg. No. 5341
REGISTERED PROFESSIONAL
LAND SURVEYOR

SOUTHERN TRAILS
A SINGLE FAMILY RESIDENTIAL SUBDIVISION
GRAPHIC SCALE 1"=100'
100 0 100 200 300

COMEAUX
ENGINEERING & CONSULTING

PRELIMINARY PLAT – NOT FOR RECORDATION

PRELIMINARY PLAT OF
SOUTHERN TRAILS
A SINGLE FAMILY RESIDENTIAL SUBDIVISION
LOCATED IN SECTION 8, T–11–S, R–5–E
CITY OF YOUNGSVILLE
LAFAYETTE PARISH, LOUISIANA

CLASS C SURVEY
DATE:OCTOBER 13, 2021

JOB: 2021099

2021099_Revised_Southern_Trails_Preliminary_Plat_Jul-in_E_5-7-24.DWG